

Process Number	Applicant
00-335	147 Bird Road Development, Inc.
01-201	The Stefano Group
01-407	Florida Power & Light
02-12	Aneyda Diaz
02-14	Gustavo & Manuel Mejido/Raul Morejon
02-44	Bernardo Garcia

HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) MODIFICATION of Condition #2 of Resolution #CZAB10-2-99, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerds/Q Sports,' as prepared by Zamora & Associates, dated last revised 10/15/98, consisting of 3 sheets, along with plans entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10/15/98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7/29/98, along with plans entitled 'Eckerd/Q Sports,' as prepared by Tagliarini Architectural Group, P.A., dated 10/16/97, consisting of 2 sheets and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated 6/10/98, consisting of 4 sheets, and for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated 11/12/01 and consisting of 15 sheets."

The purpose of this request is to allow the applicant to submit new plans so that commercial uses (retail and self-service storage units) would be established for this property.

- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high masonry wall along the property line of a business lot where it abuts a residential district; to waive the same along of the interior side (west) property line.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a self-storage building to setback 5' (15' required) from the interior side (west) property line.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of BIRD ROAD PROPERTIES, Plat book 156, Page 20 in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 42nd Street (Bird Road) and theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.63 Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 02-5-CZ10-2 (01-201)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: THE STEFANO GROUP, INC.

NON-USE VARIANCE OF SIGN REGULATIONS limiting the size and number of signs in a shopping center to one 300 sq. ft. or two 200 sq. ft. signs; to waive same to permit a third detached sign of 216 sq. ft. (two detached signs existing).

A plan is on file and may be examined in the Zoning Department entitled "The Stefano Commercial Center," as prepared by an unknown preparer, dated stamped received 6/7/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", less the south 182' thereof of B. P. OIL TRACT, Plat book 142, Page 74.

LOCATION: 3802 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.21 Acres

PRESENT ZONING: BU-1A (Business – Limited)

APPLICANT: FLORIDA POWER & LIGHT CO.

- (1) UNUSUAL USE to permit an electrical distribution substation
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-232-93, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Southwest Service Center Florida Power & Light,' as prepared by Mark Dowst & Associates, Inc. and dated 1/15/93."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Southwest Substation Site Plan,' as prepared by ICAD, dated 2/6/02 and consisting of 4 sheets."

The purpose of the request is to permit the applicant to submit a revised plan showing an electrical distribution substation.

- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback varying from 13.04' to 15.18' (20' required) from the front (west) property line.
- (4) NON-USE VARIANCE OF LANDSCAPING REGULATIONS requiring an 8' wide greenbelt adjacent to the front (S.W. 70th Avenue) property line; to waive same.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 through 32, inclusive, of Block 77, of the AMENDED PLAT OF CENTRAL MIAMI, PART THREE COMMERCIAL SECTION, Plat book 25, Page 42; TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: The south ½ of the S.W. 37th Street Right-of-Way, that lies north of and adjacent to the north line of Lot 1, of said Block 77, bounded on the west by the west line of said Lot 1 extended to the north and bounded on the east by the east line of said Lot 1, extended to the north.

LOCATION: 3925 S.W. 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.95 Acres

PRESENT ZONING: IU-1 (Industry – Light)

APPLICANT: ANEYDA DIAZ

- (1) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit a shed to be spaced 3' (10' required) from a utility building.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring all accessory uses to be located behind the principal building; to waive same to permit a pre-cast water fountain in front of the house.
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the aforementioned fountain setback 18.9' (75' required) from the front (south) property line.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to waive same to permit an existing CBS fence with an iron gate to be located within the safe sight distance triangle area.

A plan is on file and may be examined in the Zoning Department entitled "Mrs. Aneyda Diaz," as prepared by Adolfo Perez Space Planning/Design, dated stamped received 1/4/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the west 178.8' of the east 755.2' of Tract 40, less the south 25'; J. G. HEAD'S FARMS SUBDIVISION, all in Section 15, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: 13821 S.W. 30 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89.5' x 304.92'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 02-5-CZ10-5 (02-14)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: GUSTAVO & MANUEL MEJIDO/RAUL MOREJON

AU to RU-1M(A)

SUBJECT PROPERTY: The south ½ of Tract 30, J.G. HEAD'S FARMS SUBDIVISION, Plat book 46, Page 44 in Section 10, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 144 Avenue & theoretical S.W. 23 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.4 Acres

AU (Agricultural – Residential)

RU-1M(A) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-5-CZ10-6 (02-44)

2-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: BERNARDO GARCIA

- (1) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit an attached addition to a duplex resulting in a lot coverage of 40% (30% permitted).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a rear setback of 11.55' (25' required) from the rear (west) property line.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit one parking space per unit (two required per unit).

A plan is on file and may be examined in the Zoning Department entitled "Addition & Remodeling to Residence of Bernardo Garcia," as prepared by Oscar S. Benitez, Architect, dated 2/6/02 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 29, of WINONA PARK, Plat book 17, Page 49.

LOCATION: 7500 N.W. 2 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 125'

PRESENT ZONING: RU-2 (Two Family Residential)